

# NOTICE TO BIDDERS

Sealed proposals will be received by the University of North Carolina at Charlotte in Charlotte, NC, in the office of Attila Gergely, located at 9151 Cameron Blvd, Charlotte NC 28221 up to 11:00 am on June 25, 2026 and immediately thereafter publicly opened and read in Room 119 at Facilities Management Building #55 (9151 Cameron Blvd) for the furnishing of labor, material and equipment entering into the construction of

UNC Charlotte – Kennedy Exterior Stair Replacement  
SCO ID# 25-30662-01A

Visitor parking for the bid opening will be available in the North Deck located at 9628 Poplar LN Charlotte, NC 28262. Link to an interactive campus map is below.  
<https://facilities.charlotte.edu/our-services/maps/interactive-campus-map/>

## Scope of Work

The scope of work includes the demolition, repair and replacement of the existing stairs and portion of the landing at the main entrance to the Kennedy Building on UNC Charlotte's campus. Included in the scope will also be a temporary access to the building in order to maintain egress, minor site work to improve drainage, and minor electrical work to replace lighting around the entrance.

Bids will be received for single prime. All proposals shall be lump sum.

All bids being dropped off early, by courier, or otherwise not brought directly to the bid opening room shall be placed in the brown bid/proposal dropbox located in the 1st floor lobby of Facilities Management Building #55. Please contact [agergel1@charlotte.edu](mailto:agergel1@charlotte.edu) with any questions.



*9151 Cameron Blvd Main Lobby*



*Drop Box for Proposals*

Bids received after the announced time and date for submittal, whether by mail or otherwise, will be rejected. Bidders are responsible for ensuring their Bid is received before the deadline indicated. Bids submitted by telephone, telegraph, email, text message, or facsimile shall not be accepted.

## Pre-Bid Meeting

A **mandatory** open pre-bid meeting will be held for all interested bidders on **June 2, 2026 at 11:00 am** in FOPS Building Room 123A located at 9643 Poplar LN Charlotte, NC 28223. Visitor parking for the bid opening will be available in the North Deck located at 9628 Poplar LN Charlotte, NC 28262. Link to an interactive campus map is below.  
<https://facilities.charlotte.edu/our-services/maps/interactive-campus-map/>

The meeting will address project specific questions, issues, bidding procedures and bid forms.

## Plans and Specifications

Complete plans, specifications and contract documents will be open for inspection at offices of:

BOUDREAUX, 529 W. Summit Ave., Suite 2B, Charlotte, NC 28203

Electronic plans, specifications and contract documents are available at the following:

1. By contacting Erica Timmons, BOUDREAUX, [etimmons@boudreauxgroup.com](mailto:etimmons@boudreauxgroup.com) or by telephone (803) 799-0247 ext. 114.
2. Associated General Contractors, Carolinas Branch at [www.cagc.org](http://www.cagc.org). (704) 372-1450.
3. Construct Connect at [content@constructconnect.com](mailto:content@constructconnect.com), (800) 364-2059.
4. North Carolina Offices of Dodge Data & Analytics (formerly McGraw-Hill Construction) – Customer Service – <http://construction.com/projects/>, (800) 393-6343.
5. Metrolina Minority Contractors Association (MMCA) – [mmca@mmcaofcharlotte.org](mailto:mmca@mmcaofcharlotte.org), (877) 526-6205.

Hard copies of the design documents can also be obtained for a refundable deposit of one- hundred fifty dollars (\$150) in cash or by certified check per set. Deposit fee will be returned upon receipt of a clean set of documents in good condition within ten (10) days after bid date. Contact Erica Timmons at [etimmons@boudreauxgroup.com](mailto:etimmons@boudreauxgroup.com) or by telephone (803) 799-0247 ext. 114 for instructions to obtain hard copies.

**It is the responsibility of each bidder to ensure complete sets of documents are downloaded and any applicable Bid Addendums are received IN ADVANCE OF the bid deadline.**

All questions are to be sent by email to Erica Timmons, BOUDREAUX, [etimmons@boudreauxgroup.com](mailto:etimmons@boudreauxgroup.com). The last day to submit questions will be June 10, 2026 at 5:00 pm. A final addendum will be issued no later than June 15, 2026 at 5:00 pm.

**NOTE:** The bidder shall include with the bid proposal the form *Identification of Minority Business Participation* identifying the minority business participation it will use on the project and shall include either *Affidavit A* or *Affidavit B* as applicable. Forms and instructions are included within the Proposal Form in the bid documents. Failure to complete these forms is grounds for rejection of the bid. (GS143-128.2c Effective 1/1/2002.)

All contractors are hereby notified that they must have proper license as required under the state laws governing their respective trades.

General contractors are notified that Chapter 87, Article 1, General Statutes of North Carolina, will be observed in receiving and awarding general contracts. General contractors submitting bids on this project must have license classification for 'Building'.

NOTE--SINGLE PRIME CONTRACTS: Under GS 87-1, a contractor that superintends or manages construction of any building, highway, public utility, grading, structure or improvement shall be deemed a "general contractor" and shall be so licensed. Therefore a single prime project that involves other trades will require the single prime contractor to hold a proper General Contractors license. **EXCEPT**: On public buildings being bid single prime, where the total value of the general construction does not exceed 25% of the total construction value, contractors under GS87- Arts 2 and 4 (Plumbing, Mechanical & Electrical) may bid and contract directly with the Owner as the SINGLE PRIME CONTRACTOR and may subcontract to other properly licensed trades. [GS87-1.1- Rules .0210](#)

Each proposal shall be accompanied by a cash deposit or a certified check drawn on some bank or trust company, insured by the Federal Deposit Insurance Corporation, of an amount equal to not less than five percent (5%) of the proposal, or in lieu thereof a bidder may offer a bid bond of five percent (5%) of the bid executed by a surety company licensed under the laws of North Carolina to execute the contract in accordance with the bid bond. Said deposit shall be retained by the owner as liquidated damages in event of failure of the successful bidder to execute the contract within ten days after the award or to give satisfactory surety as required by law.

A performance bond and a payment bond will be required for one hundred percent (100%) of the contract price.

Payment will be made based on ninety-five percent (95%) of monthly estimates and final payment made upon completion and acceptance of work.

No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 30 days.

The owner reserves the right to reject any or all bids and to waive informalities.

Designer:  
Bennett & Pless Structural Engineers  
1523 Elizabeth Ave, Suite 200  
Charlotte, NC 28204  
(704) 597-1340

Owner:  
University of North Carolina Charlotte  
Facilities Management  
Planning, Design & Construction  
9201 University City Blvd  
Charlotte, NC 28223-0001  
(704) 687-0522